

Village of Canajoharie

From: Ken Rose [krose@co.montgomery.ny.us]
Sent: Friday, October 02, 2009 3:58 PM
To: vocoff@frontiernet.net; jems@roadrunner.com
Subject: Canajoharie Follow Up meeting



Existing Conditions
(Canajohar...

Gail and John,


Per our meeting this week I have attached the existing conditions presentation for the Beech Nut facility. We look forward to continuing to work with the Village on this important issue and if you have any questions please don't ever hesitate to contact me via the office or my cell below.

Sincerely,
Ken

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<<Existing Conditions (Canajoharie) 4-15-09.pdf>>



Hero Beech-Nut Existing Conditions

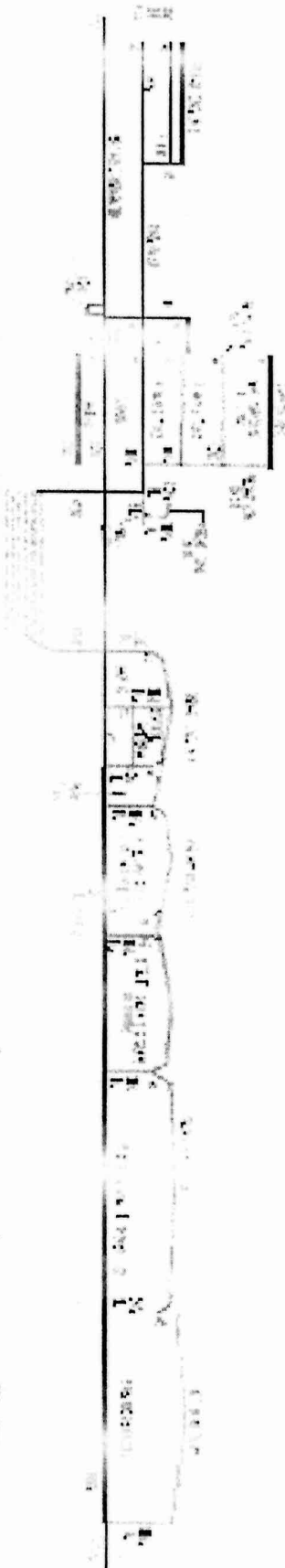
Canajoharie, New York



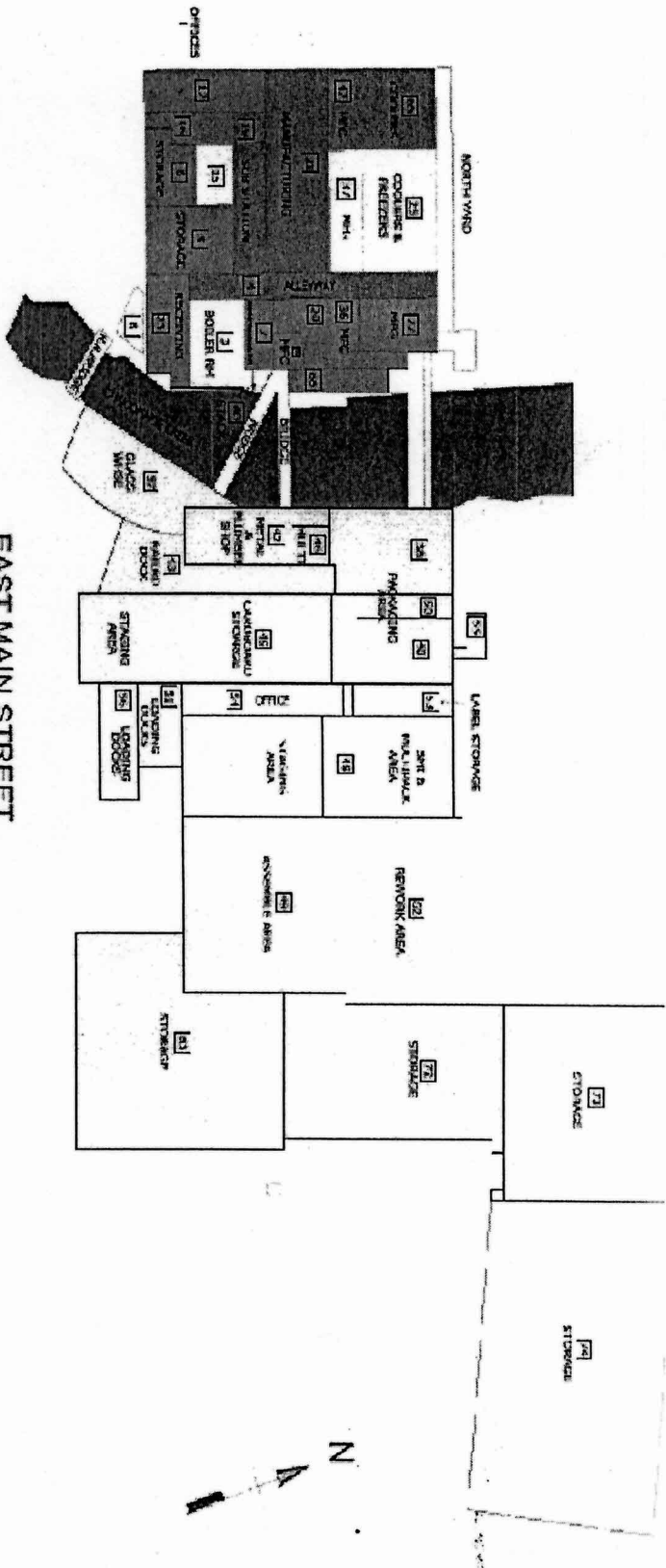
CORPORATE PROPERTIES LLC

Envision the Possibilities

Elevations



CHURCH STREET



EAST MAIN STREET

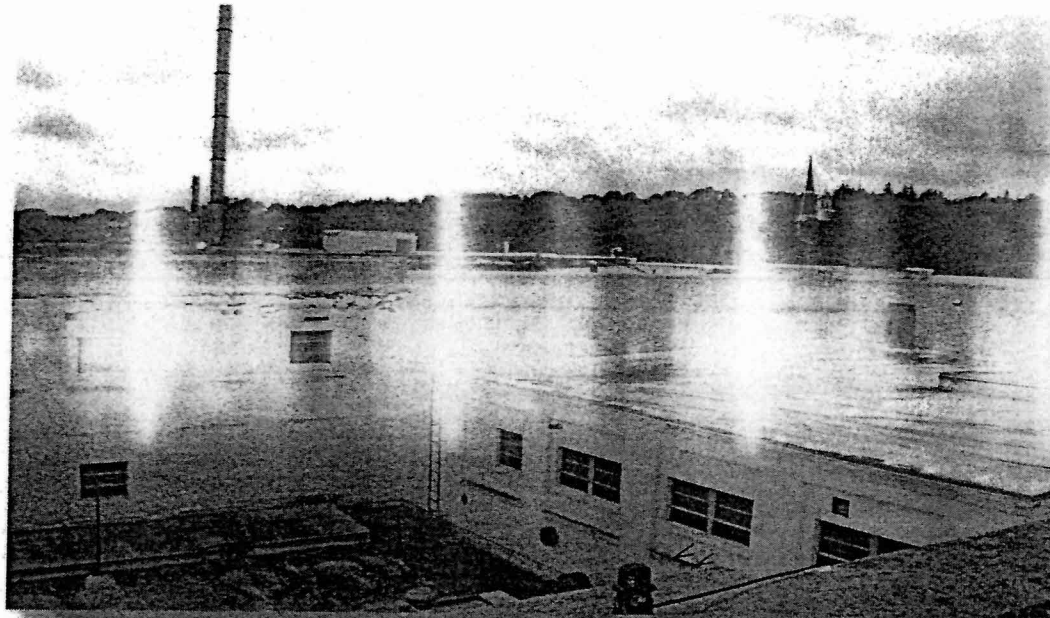
Westside Buildings

West Side Buildings

- ▶ 328,565 SF
- ▶ 2.75 Acres
- ▶ Office and Manufacturing Space
- ▶ Two and four Storey Levels
- ▶ Refrigeration Units in Place

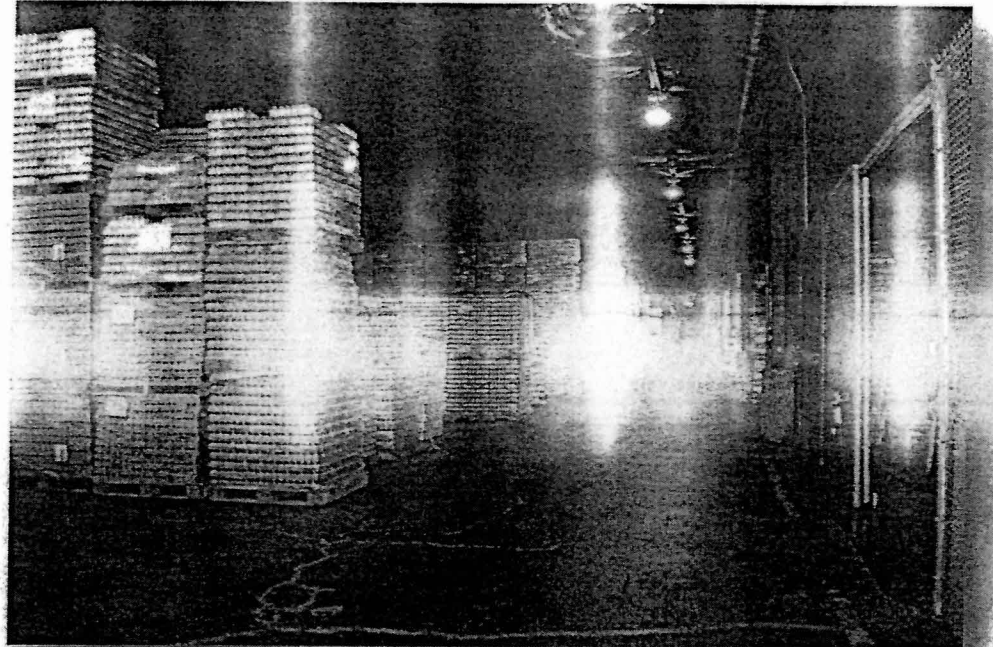


Building Structure and Foundation



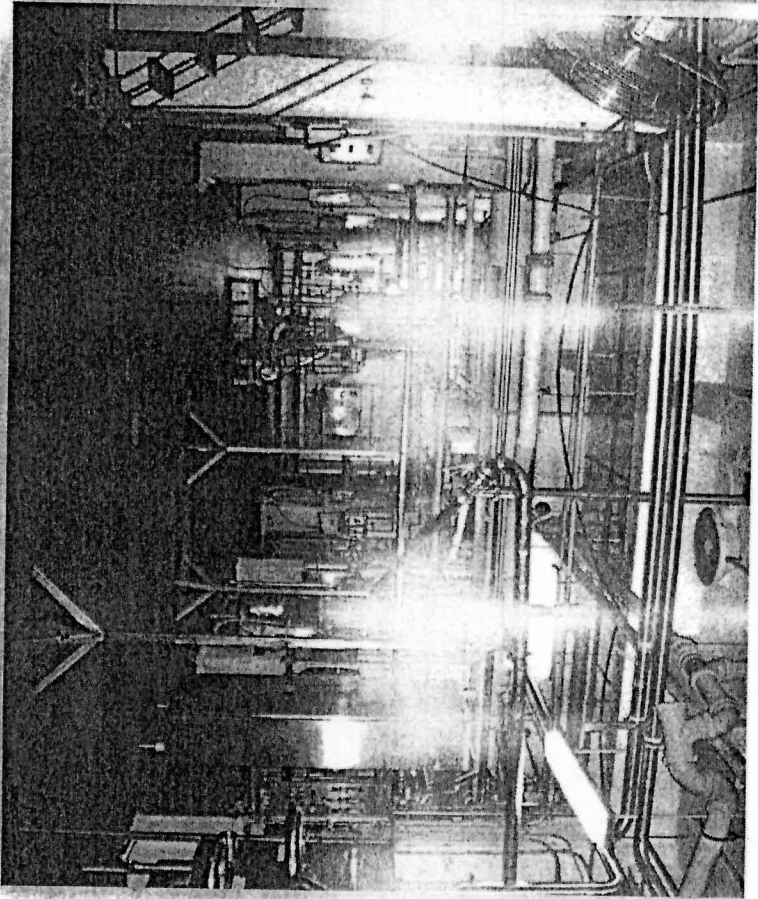
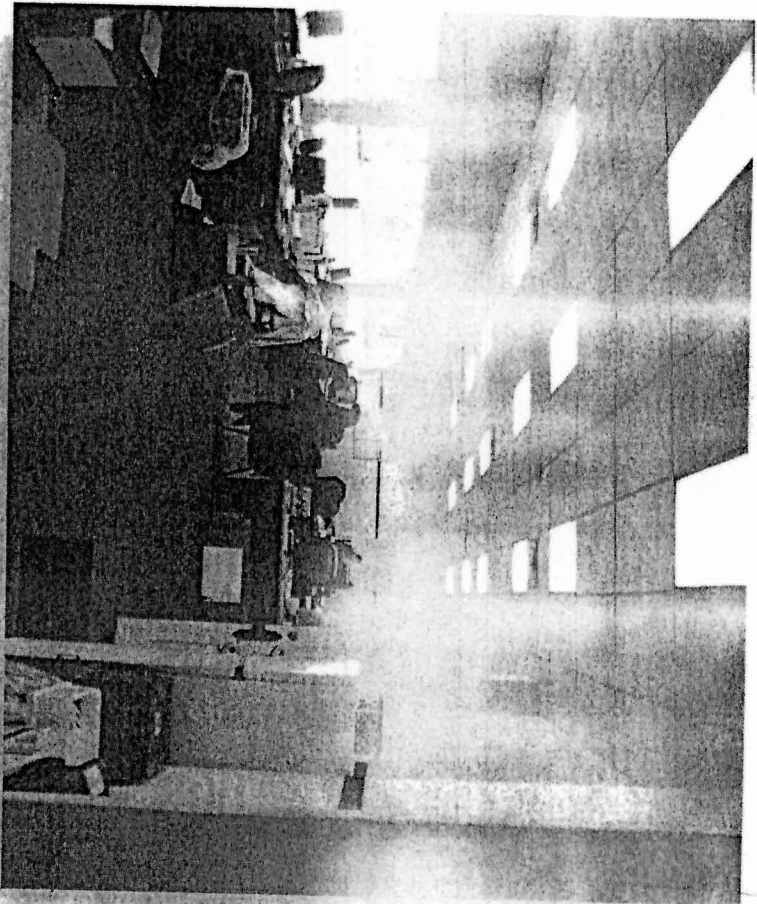
- ▶ West Side: Reinforced Concrete, Low Floor to Floor Heights, Multi-story
- ▶ East Side: Block Construction, High Bay Areas, Single Story
- ▶ Spread-footer Foundation Design, Bedrock 20 - 24 Feet Below Grade
- ▶ Roof Systems are Over 20 Years Old and are Nearing Useful Life
- ▶ Buildings Constructed in Phases and as Separate Structures
- ▶ No Visual Signs of Structural Fatigue

Lighting and Power Distribution

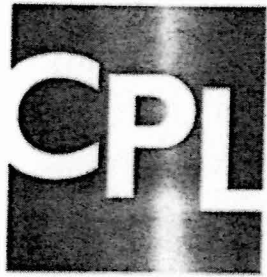


- ▶ Electrical Service: Three-phase, 480/240 Volt, 3,500 kW at 13.2 kV System
- ▶ Main Electrical Service Enters on Church Street Through Building 19
- ▶ Twelve Primary Substations
- ▶ Electrical Service Distribution Reduced at Buildings 53 & 54
- ▶ Low Level Lighting and Power in Warehouse Buildings
- ▶ Equipment to Remain is Past its' Useful Life

Front Office and Interiors

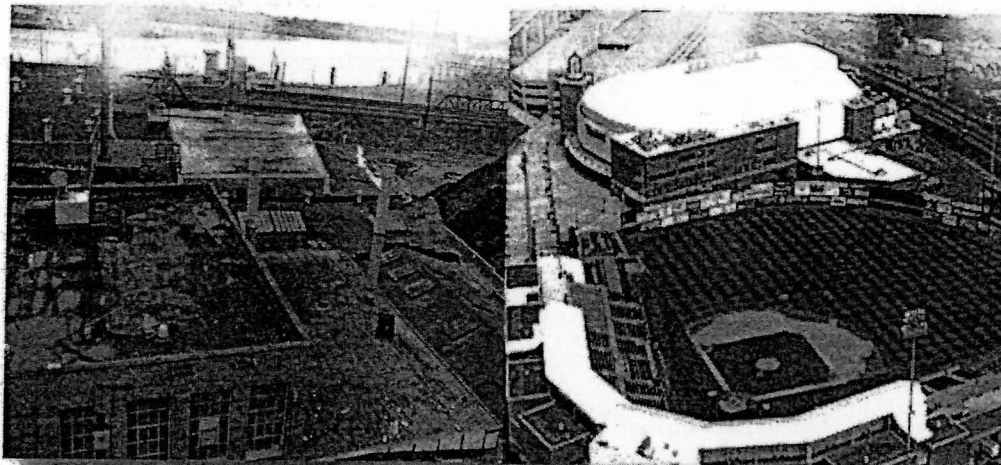


- ▶ Functional Offices, Cafeteria and Lab Spaces
- ▶ Antiquated Interior Finishes
- ▶ West Side: Food Process Manufacturing Areas
- ▶ East Side: Large, High Bay Warehouse Areas



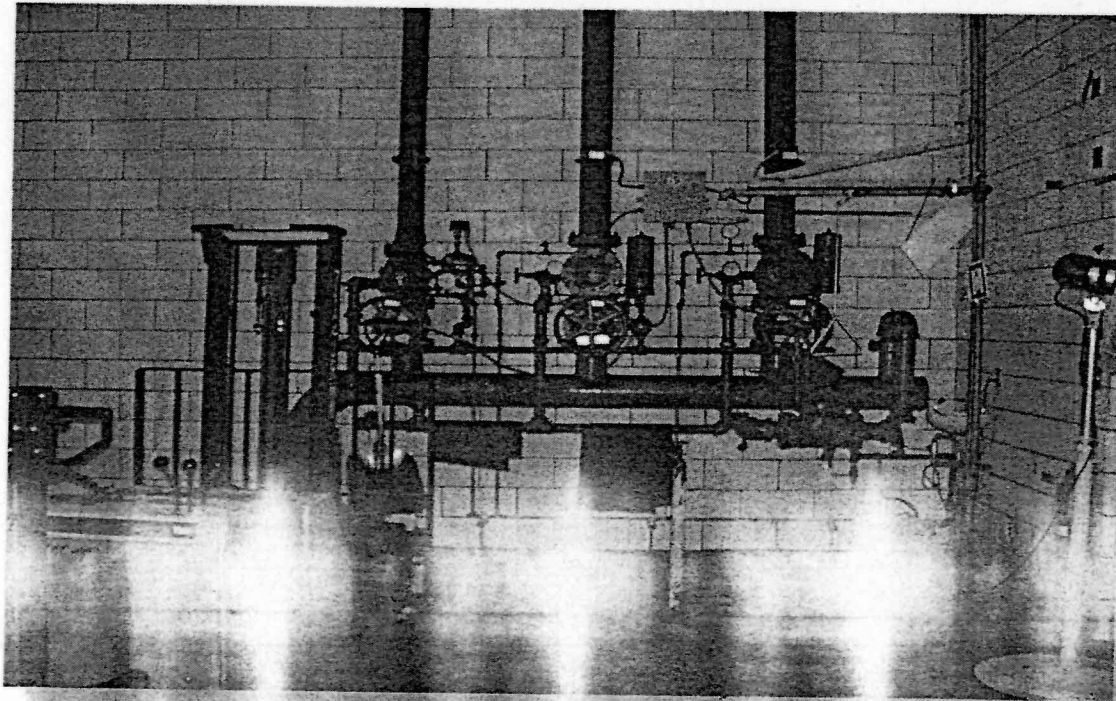
CORPORATE PROPERTIES LLC

Envision the Possibilities



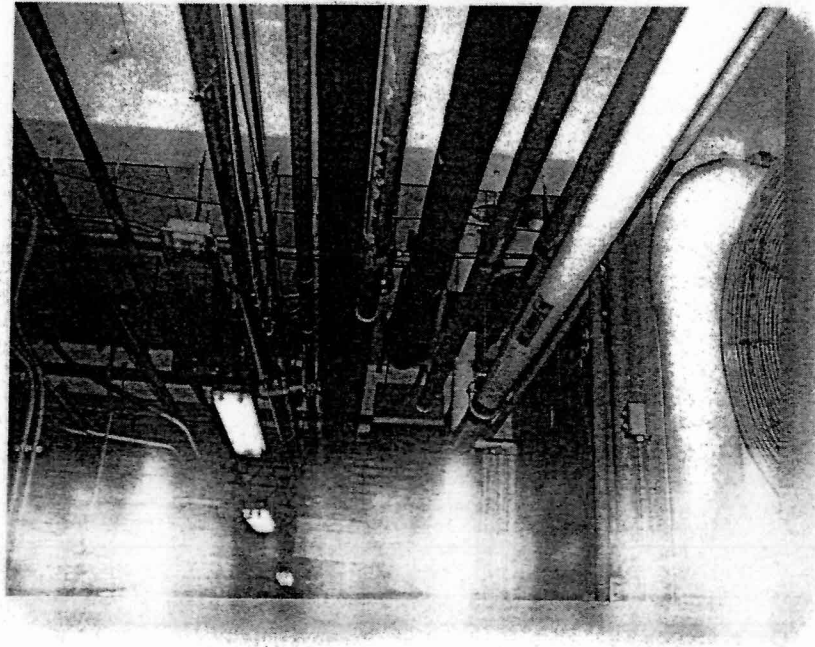
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Fire Protection and Life Safety Systems



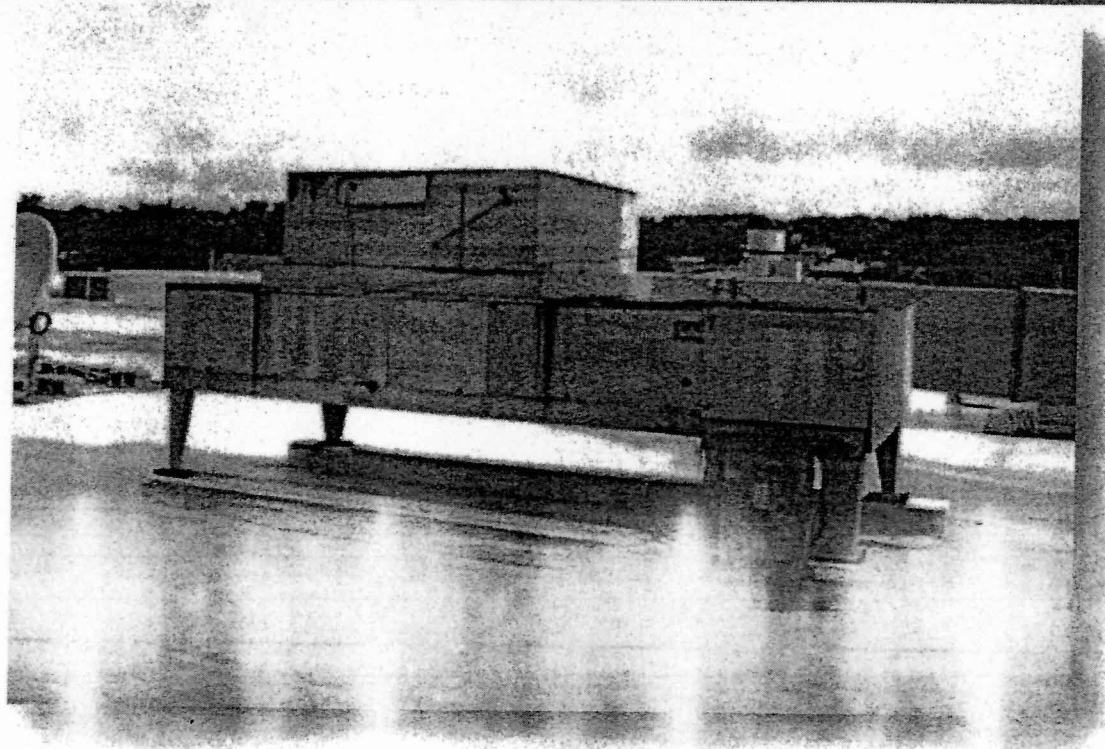
- ▶ Wet Pipe Sprinkler Risers Supplied Through Underground Loop
- ▶ Dry Pipe Systems Serve Coolers and Covered Truck Dock Areas
- ▶ Fire Extinguishers Throughout the Facility
- ▶ 300,000 Gallon Secondary Above Ground Storage Tank and Pump House

Utilities



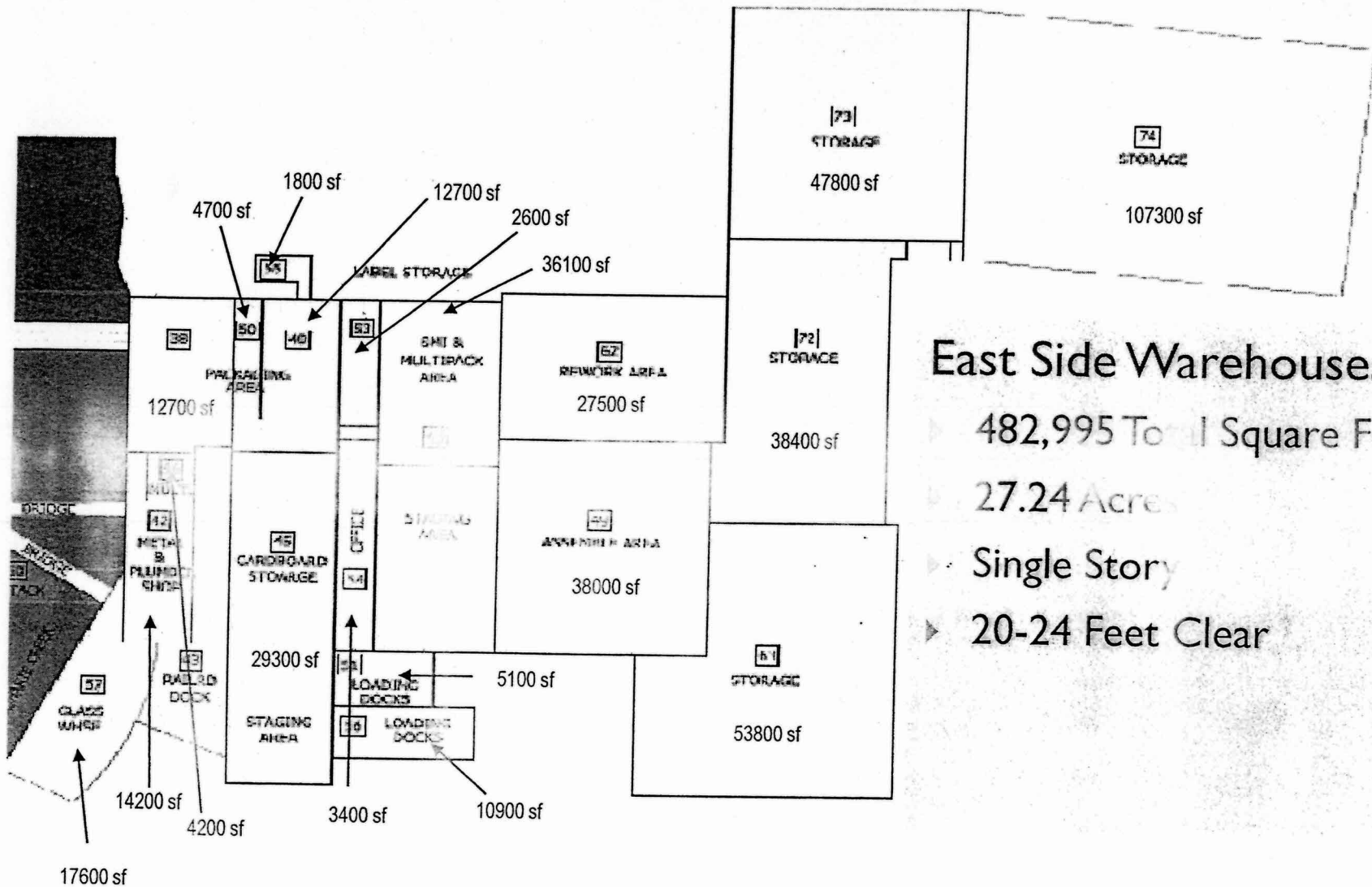
Utility	Annual Usage	Annual Cost	Cost Per Unit	Bldg Only
Electric (KWH)	12,314,677	\$1,380,416	\$0.1121	20%
Gas/Oil (Therm)	3,500,357	\$3,421,316	\$0.977	30%
Water (Gallons)	286,952,400	\$798,789	\$0.00278	< 5%
Puree Only	120,000,000	\$333,600		
Sewer (Gallons)	239,752,621	\$1,053,554	\$0.00439	< 5%
Puree Only	108,000,000	\$474,120		

Heating Ventilating & Air Conditioning



- ▶ Rooftop Air Handling Equipment and Window A/C Units Serving Front Office Areas
- ▶ Central Steam Distribution with Steam Unit Heaters Throughout the Site
- ▶ Steam Supply and Condensate Return Piping Systems are Antiquated
- ▶ Central Ammonia Refrigeration and Compressed Air Systems are Antiquated
- ▶ Equipment to Remain is Past its' Useful Life

Eastside Warehouse Buildings



- ## East Side Warehouses
- ▶ 482,995 Total Square Feet
 - ▶ 27.24 Acres
 - ▶ Single Story
 - ▶ 20-24 Feet Clear

Existing Conditions Aerial

